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04/25/2023 11:52 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

EVANS & DAVIS PLLC
EVANS & DAVIS
211 N. BROADWAY
EDMOND, OK 73034

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 6242
APR 25 2023

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

QUITCLAIM DEED

Grantor(s): JEFFREY Z. RUDOLPH
LORNA B. RUDOLPH

Grantee(s): JEFFREY Z. RUDOLPH, TRUSTEE
LORNA B. RUDOLPH, TRUSTEE
RUDOLPH LIVING TRUST

Abbreviated Legal: LOT 49, SKYLINE NO 7 AND PTN 27-35-01

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): P59630

THE GRANTOR, JEFFREY Z. RUDOLPH and LORNA B. RUDOLPH, husband and wife (herein, "Grantors"), whose address is 1903 Bay Pl., Anacortes, WA 98221, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and quitclaims to JEFFREY Z. RUDOLPH and LORNA B. RUDOLPH, TRUSTEES, or any successors in trust, under the RUDOLPH LIVING TRUST dated April 11, 2023 and any amendments thereto (herein, "Grantee"), whose address is 1903 Bay Pl., Anacortes, WA 98221, all of Grantor's interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1903 Bay Pl., Anacortes, WA 98221

Subject to easements, reservations, restrictions, covenants and conditions of record, if any.

Said property being the same property conveyed to Grantor and as described in instrument recorded on September 9, 2011, as Recording Number 201109090039.

Dated this April 11, 2023

GRANTOR:

Jeffrey Z Rudolph
JEFFREY Z. RUDOLPH

Lorna B Rudolph
LORNA B. RUDOLPH

STATE OF Washington
COUNTY OF King

On this day personally appeared before me JEFFREY Z. RUDOLPH and LORNA B. RUDOLPH to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged signing the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: 04/11/2023

[AFFIX NOTARY SEAL]

Jerome L. Edwards
Print name: Jerome L. Edwards
Notary Public in and for the State of Washington
Residing at: King County, WA
My commission expires: 07/22/2024

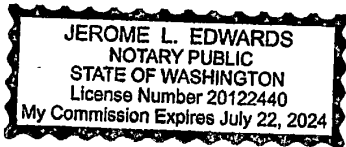


EXHIBIT A

[Legal Description]

PARCEL A:

LOT 49, SKYLINE NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 70 AND 71, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL B:

THAT PORTION OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF LOT 49, SKYLINE NO. 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 70 AND 71;

THENCE SOUTH 07°29'57" EAST 95 FEET;

THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 60 FEET AN ARC DISTANCE OF 15.48 FEET TO A POINT WHICH LIES SOUTH 22°17'07" EAST 95 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 49;

THENCE NORTH 22°17'07" WEST 95 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 49;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 49 TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.